



Pwllglas, Ruthin LL15 2PA

£595,000

Monopoly Buy Sell Rent are pleased to offer the beautiful detached converted watermill located on the bank of the river Clwyd. The property offers beautiful large rooms with fabulous original features throughout. Located on the outskirts of the village of Pwllglas, the former watermill was converted by the current owners to create a 3\4 bedroom abode with 3 reception rooms, a large kitchen diner, utility, double garage, front courtyard, rear garden and adjoining paddock with the bonus of fishing rights for the river. A truly unique property located in a quiet cul de sac.

Virtual Tour Available

- Detached Converted Watermill with Paddock
- 3 \ 4 Bedroom Property
- Freehold Property
- Close TO Market Town Of Ruthin
- No Onward Chain
- Village Outskirts Location
- Council Tax Band G
- VIEWING HIGHLY RECOMMENDED



Entrance Hall

3.17 x 2.44 (10'4" x 8'0")

The timber door and glazed panels lead into an entrance hall with slate flooring and beamed ceiling. Doors lead to the office space, games room and double garage with stairs leading to the first floor.

Games Room \ Bedroom 4

5.77 x 5.46 (18'11" x 17'10")

The games room offers a practical multifunctional room with original waterwheel gear and raised bar area. There are period features such as the beamed ceiling with a raised bar area and an open staircase leading up to the first floor. With small adaptations this could certainly be used as a further bedroom.

Office

3.00 x 3.00 (9'10" x 9'10")

The office has high level windows allowing light from the hallway with electrical points throughout.

Garage

The double garage with two electric up and over garage doors, housing a recently fitted and regularly serviced condensing tank which works with the air source heat pump with inverter for the solar panel which sit on the roof space.

First Floor

Lounge

Featuring the original mill gearing and having beamed ceiling, original wooden flooring the lounge is a fantastic space with windows overlooking the surrounding countryside. The addition of the ornate Derby multi-fuel burner offers an opportunity to have a fire during the winter months. The feature stone wall and slate hearth are beautiful with original door with painted glazed window offering access to the utility and steps leading down into the kitchen diner. Stairs lead up to the second floor.

Kitchen Diner

5.48 x 5.05 (17'11" x 16'6")

Period Flooring runs throughout the kitchen diner which offers an array of base units for all your storage needs along with integrated appliances including range cooker with extractor hood above, dishwasher, fridge and freezer, with worktop running above. There is also a beamed vaulted ceiling and windows to three walls, with French doors leading to the decked area and rear garden beyond. There is also ample space for large dining table and chairs, radiator, feature brick wall and patio door giving access to the rear garden.

Utility Area

3.10 x 1.83 (10'2" x 6'0")

The utility area offers voids for a washing machine and dryer with worktop over and electrical points. There is also space for additional appliances such as a second fridge freezer etc. with doors leading to the rear garden and cloakroom.



Cloakroom

1.77 x 0.93 (5'9" x 3'0")

A convenient room with low flush WC and hand basin, radiator, double glazed window with privacy glass overlooking the side elevation.

Second Floor

Master Bedroom

4.21 x 3.48 (13'9" x 11'5")

The bright double room offers fantastic views with additional light via the large Velux double glazed window overlooking the front elevation and double glazed window overlooking the side elevation. The timber flooring runs throughout with door leading to the en-suite bathroom.

Ensuite

2.56 x 2.01 (8'4" x 6'7")

Modern fitted en-suite which was completed post covid offering tiled flooring, walk in shower unit, hand basin, low flush WC, chrome towel rail, tiled walls, down lighters and Velux window overlooking the rear elevation.

Bedroom 2

3.32 x 3.17 (10'10" x 10'4")

Double bedroom with wooden flooring and beamed ceiling, a double glazed window and a Velux window overlooking the rear elevation and radiator.

Bedroom 3

3.40 x 3.17 (11'1" x 10'4")

A third double room with wooden flooring and beamed ceiling, radiator, a double glazed window and a Velux window overlooking the front elevation.

Family Bathroom

2.92 x 2.36 (9'6" x 7'8")

A modern three piece suite comprising of bath, pedestal wash hand basin and WC. Velux window overlooking the rear elevation, with tiled floor and walls in addition to downlights and airing cupboard.

Raised Decking Area

The wrap around decking offers fantastic views of the paddock, river and countryside beyond. A fabulous spot to sit and enjoy a glass of wine or two. To the rear there is a poly roof to offer a spot to sit out of the weather with steps leading down to the car port and courtyard.

Rear Garden

A deceptively large rear garden which is predominately laid to lawn with mature shrubs throughout and a seating area.



Front Courtyard and Garden

Double Timber gates with a pedestrian gate leads into the courtyard with ample parking for multiple vehicles. There is access to the carport, garage and property with steps leading to the garden area with water feature and original waterwheel.

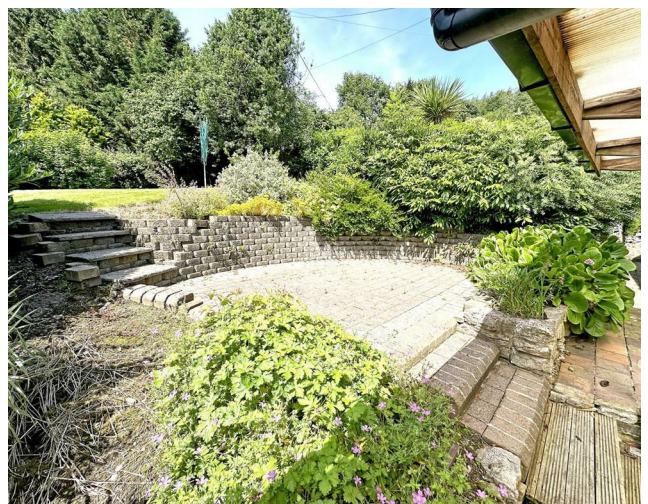
Paddock

A gate from the lane lead into the riverside paddock area. There perimeter is marked with established hedging with beautiful views of the property.

Additional Information

The property is heated by an air source heat pump with solar panels fitted to the roof. Gas bottles feed the hob in the kitchen diner with insulation helping support the excellent energy performance rating of D.









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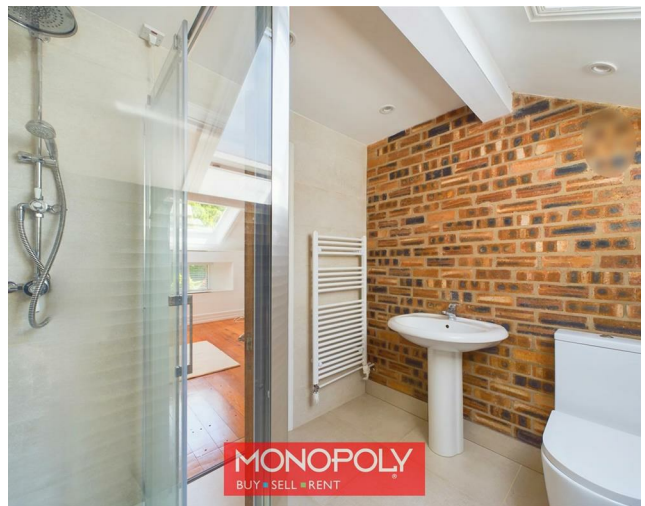


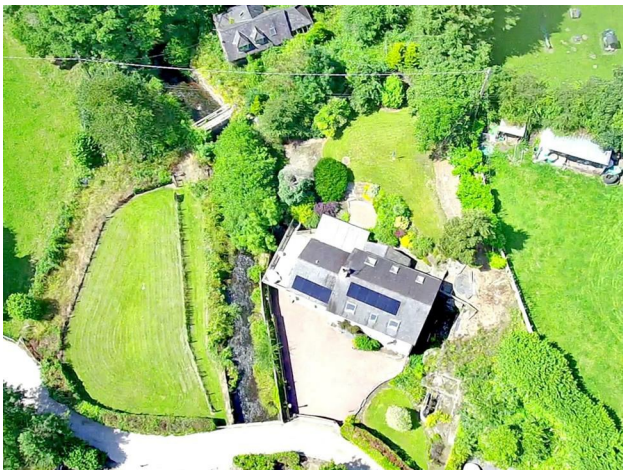
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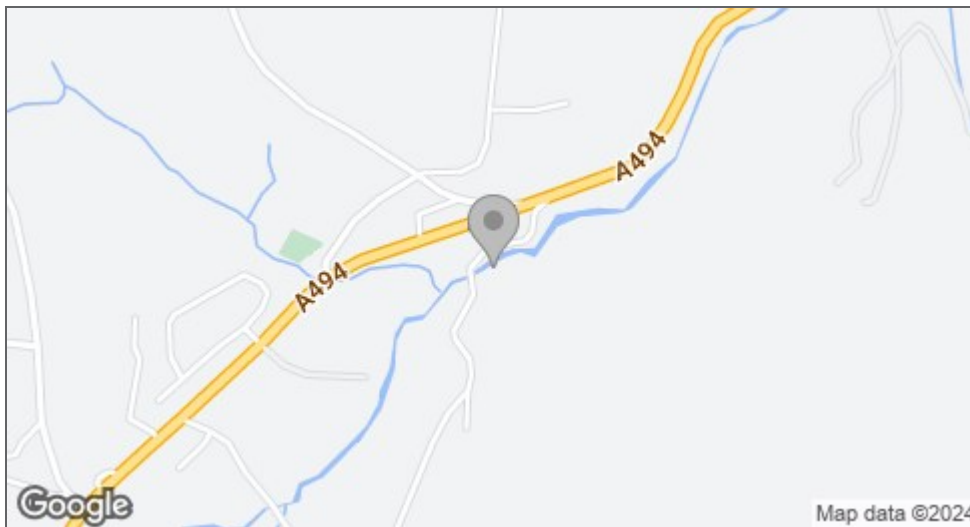
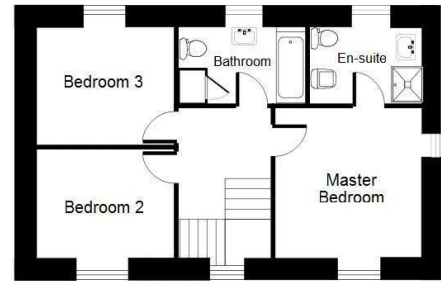
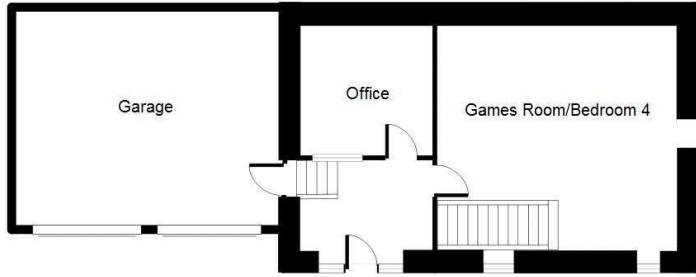


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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

